

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 12317 DESSAU ROAD AND CHANGING THE
3 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
4 MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-
5 2-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
0 change the base district from interim rural residence (I-RR) district to multifamily
1 residence low density-conditional overlay (MF-2-CO) combining district on the property
2 described in Zoning Case No. C14-05-0065.SFI, on file at the Neighborhood Planning and
3 Zoning Department, as follows:
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5 A 15.0 acre tract of land, more or less, out of the Samuel Cushing Survey A-164,
6 Travis County, the tract of land being more particularly described by metes and
7 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
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9 locally known as 12317 Dessau Road, in the City of Austin, Travis County, Texas, and
0 generally identified in the map attached as Exhibit "B".
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2 PART 2. The Property within the boundaries of the conditional overlay combining district
3 established by this ordinance is subject to the following conditions:
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- 5 1. A site plan or building permit for the Property may not be approved, released, or
6 issued, if the completed development or uses of the Property, considered cumulatively
7 with all existing or previously authorized development and uses, generate traffic that
8 exceeds 2,000 trips per day.
- 9 2. The maximum number of residential units developed on the Property may not exceed
0 248 units.
- 1 3. The maximum number of residential units developed on the Property may not exceed
2 16.54 units per acre.
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1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the multifamily residence low
3 density (MF-2) base district and other applicable requirements of the City Code.

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5 **PART 3.** This ordinance takes effect on _____, 2005.

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8 **PASSED AND APPROVED**

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2 _____, 2005

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3 Will Wynn
4 Mayor

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6
7 **APPROVED:**

8 David Allan Smith
9 City Attorney

ATTEST:

Shirley A. Brown
City Clerk